

S U M M A R Y

FILE NO.	2267	Thomas Guide Map No. 624-625
		Date Received: 08/10/07
		Date Distributed: 08/13/07
ENTITY	Southwest Suburban Sewer District	Date Filed:
ACTION	Resolution for Annexation	Expiration 45 Days: 09/24/07
TITLE	Beverly Park Division No. 3	Board Meeting: 09/20/07

Location	The annexation area is located entirely within unincorporated King County. The northern boundary of the site is generally south of South 112 th Street. The western boundary follows (and is due east of) First Avenue South. The southern boundary is formed by South 120 th Street. The eastern boundary is variously formed by Fourth Avenue South, Fifth Avenue South, and SR 509.
Land Area	Approximately 95 acres (215 existing lots)
Existing Land Use	Residential Uses; Public Use; Vacant land
Population	Approximately 490 persons
Assessed Valuation	\$40,902,000
County Comprehensive Plan/County Zoning	Residential Use/ Residential Use (R-4 – R-12: 4 – 12 units per acre)
City Comprehensive Plan	Not applicable
City Zoning	Not applicable
District Comprehensive Plan	Southwest Suburban Sewer District Comprehensive Plan (Adopted 2006).
District Franchise	The City of Burien has Franchise Agreement with the Southwest Suburban Sewer District for service to properties in the municipality. The Franchise Agreement is currently being updated to provide for installation and operation of sewer systems within the Beverly Park Division No. 3 Annexation Area.
Urban Growth Area (UGA)	The Beverly Park Division No. 3 Annexation Area is located within the Urban Growth Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for the Beverly Park Division No. 3 Annexation Area. A Determination of Non-Significance was issued in July 2007.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Dow Constantine; Julia Patterson

King County Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Burien; Seattle

Fire Districts: North Highline Fire District (No. 11)

Water Districts: Seattle Public Utilities; King County Water District No. 20, No. 45, No. 49 and No. 125; Highline Water District

Sewer Districts: Midway Sewer District; Valley View Sewer District

School District: Highline School District No. 401

SUMMARY - File No. 2267

The Southwest Suburban Sewer District proposes to annex approximately Beverly Park Division No. 3 Annexation 95 acres of land (215 parcels) within unincorporated King County. Residences are in place on 200 parcels; one parcel houses an elementary school; 13 parcels are vacant.

The Beverly Park Division No. 3 Annexation Area is located entirely within unincorporated King County. The northern boundary of the site is generally south of South 112th Street. The western boundary follows (and is due east of) First Avenue South. The southern boundary is formed by South 120th Street. The eastern boundary is variously formed by Fourth Avenue South, Fifth Avenue South, and SR 509.

The Beverly Park Division No. 3 Annexation Area Annexation is being proposed by the Southwest Suburban Sewer District at this time in order to facilitate the provision of coordinated sewer services to the affected properties. At present, none of the properties within the Beverly Park Division No. 3 Annexation Area is receiving sewer services through an outside agreement with the Southwest Suburban Sewer District.

The Southwest Suburban Sewer District initiated this annexation proposal pursuant to RCW 57.24 (Annexation of Unincorporated Territory) which permits annexation of territory by the District Board of Commissioners. A Resolution for Annexation was approved by the District in August 2007.

Southwest Suburban Sewer District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policies FW-29, FW-30 and FW-31 which call for areas within the Urban Growth Boundaries to be provided a full range of urban services. The Annexation is similarly consistent with Policies CO-1 – CO-13 pertaining to the provision of public sewer services within the Urban Growth Area. Provision of sanitary sewer service also facilitates environmental protection consistent with the King County Comprehensive Plan.

Southwest Suburban Sewer District representatives state that the proposed annexation is also consistent with the City of Burien Comprehensive Plan. For example, the Annexation is reportedly consistent with City of Burien Goal UT-1 (Policy UT-1.6), and Goal UT-3 which address requirements for provision of urban services to lands within the City of Burien.

The Beverly Park Division No. 3 Annexation Area will remain under the jurisdiction of the City of Burien. As such, annexation will not have any impact on land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning by the City of Burien for the Beverly Park Division No. 3 Annexation Area. The proposal will not affect current or future services (e.g., fire district services or water district services) for this area.

Southwest Suburban Sewer District representatives report that this proposed annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would achieve (Objective 1) Preservation of Natural Neighborhoods and Communities; (Objective 2) Use of Physical Boundaries; and (Objective 3) Creation of Logical Service Areas. Similarly, the annexation would advance Objective 4 and Objective 7 which call for regular and practical boundaries. More specifically, the Southwest Suburban Sewer District has approved plans, technology, and resources required to provide coordinated, orderly service to the Beverly Park Division No. 3 Annexation Area.

With the incorporation of the Beverly Park Division No. 3 Annexation Area, the Southwest Suburban Sewer District will work with the City of Burien to ensure cost-effective plans for provision of sewer systems to serve this area. No significant changes in revenue or expenditures are expected to the District, the City of Burien, or the citizens of the community in conjunction with the proposed Beverly Park Division No. 3 Annexation.